



TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

BOARD OF FINANCE

ROBERT J. CLEMENTS
Chairman

RICHARD J. CLEARY
MARK A. JOYSE
BARRY C. PINTO
MICHAEL D. VARNEY
JOSEPH E. WEHR

BOARD OF FINANCE REGULAR MEETING MINUTES TUESDAY, AUGUST 18, 2009

Members Present: R. Clements-Chairman, R. Cleary, M. Joyse, B. Pinto, J. Wehr

Members Absent: M. Varney

Others Present: N. DiCorleto-Fin Off, M. Stupinski-First Selectman, R. Phillips-Town Planner, Amy Paterson-Trust for Public Land, Dave Hurley-Chmn Conservation Commission, resident Rick Neal.

Call to Order

Chairman Robert Clements called the regular meeting of August 18, 2009 to order at 8:07 PM.

Citizens Forum - None

Approval of Minutes

MOVED (CLEARY) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 9, 2009 AS WRITTEN.

Financial Statements

The Finance Officer told the board that most of the old year invoices are in so that he can close out the year soon. He sent out RFP's for the Other Post Employment Benefits Study. They are due back on August 24 and the study will be done for the 6/30/09 fiscal year audit which is usually completed in November.

Additional Appropriation/Recommendation to Town Meeting

- 5 & 11 Hubbard Lane (\$1.6 million)

First Selectman Michael Stupinski told the Finance Board that this was a property that is valued for its open space land and has a house on it. The value to the Town is the 100 acres of open space. The Trust for Public Land through Amy Paterson helped the Town with the negotiation

on this property. Last night's Board of Selectmen's meeting result is that the first priority is to purchase the land, second is to improve the access to the building and third is for a use for the building. There are several figures being calculated for the cost to improve the driveway and to improve Hubbard Lane but the motion made by the Board of Selectmen to go to the voters is for the purchase of the property only with no improvements. The breakdown is \$1.6 million for the sale, \$15,000 for the survey of the property and \$110,000 for legal, finance and bonding costs for a total of \$1,725,000.

Mr. Clements stated that he feels the land is what's important. Amy Paterson, Trust for Public Land stated that she is looking for alternative grants through the Federal Government for the property. This property fits most of the requirements for the grant and she is very optimistic.

Dave Hurley, Conservation Commission Chairman, stated that their commission is in favor of this acquisition and that it fits the goals of the open space acquisition guidelines. It will preserve the ridgeline and access to it. This is the highest peak in Town.

Mr. Clements felt that an affirmative vote will allow the voters to decide at referendum.

Rick Neal, 17 Blueberry Circle feels that the hidden costs for this property are immense. It is a nice property but too much money will be expended by the town in the future.

Mr. Hurley stated that there are many different values associated with real estate property and they are all based on timing as well as economic conditions.

MOVED (CLEARY) SECONDED (PINTO) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING:

RESOLVED, that the Board of Finance recommends that the Town of Ellington appropriate \$1,725,000 for costs related to: (a) the acquisition by the Town, for anticipated use for open space, active and passive recreation and other municipal purposes, of two parcels of land known as the 5 and 11 Hubbard Lane properties in Ellington and now or formerly owned by Dianna Stanger, consisting of an aggregate approximately 98.87 acres, and the buildings and improvements thereon and appurtenances thereto, and (b) various site improvements to the parcels, as to be determined by the Board of Selectmen. The appropriation may be spent for the acquisition, design and construction costs, surveys, testing, feasibility and planning studies, architect's and engineering fees, materials, equipment, furnishings, legal fees, net temporary interest and other financing costs, and other expenses related to the project and its financing.

FURTHER RESOLVED, that the Board of Finance recommends that the Town issue bonds or notes and temporary notes in an amount not to exceed \$1,725,000 to finance the appropriation. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs.

- Silverhurz (\$1.4 million) (\$490,000 from Farmland Bond)

The Board of Selectmen did not act on this item due to the motions not being correct. The Finance Officer stated that the Board of Finance does not have to act on it because they approved the original farmland bond.

New Business

- Home CT Grant (\$45,000)

This grant is to conduct a study of the areas in town that may be appropriate for zoning for affordable housing. It is 100% reimbursable. Rob Phillips stated that Concord Square Development will be doing the study. They did the study in Wallingford and the town has implemented it. The term for this is inclusionary zoning.

Mr. Clements stated that the Town is not obligated in any way to implement the study or change the zoning regulations. It is up to the Planning & Zoning Commission to make any changes based on the study.

Mr. Joyse asked that they keep in mind that larger homes pay higher taxes. Mr. Stupinski stated that there is an incentive attached to this zoning from the State.

MOVED (CLEARY) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE AN ADDITIONAL APPROPRIATION OF \$45,000 FULLY REIMBURSABLE THROUGH THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT HOUSING FOR ECONOMIC GROWTH PROGRAM HOME CONNECTICUT TECHNICAL ASSISTANCE GRANT.

- Airport Grant (\$160,000)

The Board of Selectmen did not approve the acceptance of this grant. Mr. Stupinski stated that this would pay for a feasibility study to determine whether it would be to the town's advantage at some point to purchase the Ellington Airport.

Mr. Phillips stated that there are a lot of questions out there about the Airport. This study would cost the town \$2,000 and would answer all these questions.

Mr. Clements agreed that the Town of Ellington should take advantage of money from the government. He would like to see the Board request that the Selectmen reconsider this action.

Mr. Cleary stated that new airports are not being built and at some point in the future the government may want to take control of the smaller airports for their use. He feels that it would be to the town's advantage at some point to own it and it would definitely be a benefit to do the study at almost no cost to the town.

MOVED (CLEARY) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO REQUEST THE BOARD OF SELECTMEN RECONSIDER THE \$151,482 ADDITIONAL APPROPRIATION FOR THE FEASIBILITY STUDY FOR THE TOWN'S POTENTIAL ACQUISITION OF ELLINGTON AIRPORT.

Old Business

None

Adjournment

MOVED (WEHR) SECONDED (CLEARY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:00 PM.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Lori Smith".

Lori Smith, Recording Secretary